

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Nalgonda Municipality - Certain variation to the Master Plan - Change of land use of the land from Residential use to Commercial use in Sy.No.1 & part of open land bearing No.6-3-1394 of Ramagiri, Nalgonda to an extent of 6270.97 Sq.Mtrs., (7500 Sq.Yards) - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 13.

Dated:10-01-2011.
Read the following:-

- 1) G.O.Ms.No.594 MA., dated 8.6.1987.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4098/2010/H, dated 5.7.2010.
- 3) Government Memo. No.13358/H1/2010-1, Municipal Administration and Urban Development Department, dated 26.8.2010.
- 4) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4098/2010/H-I, dated 24.9.2010.
- 5) Govt. Memo No.13358/H1/2010-2, dt:08-10-2010
- 6) The Commissioner of Printing, A.P. Extraordinary Gazette No.564, Part-I, dt:12-10-2010.
- 7) Director of Town and Country Planning, Hyderabad, Letter Roc.No.4098/10/H-II, dt:11-11-2010
- 8) Commissioner, Nalgonda Municipality Lr.No.G1/144/2010, dt:09-11-2010.
- 9) DT&CP Lr.No.4098/10/H, dt:06-12-10 & 24-12-10.
- 10) Govt. Memo No.13358/H1/2010-2, dt:01-01-2011.
- 11) Commissioner, Nalgonda Municipality Lr.No.G1/144/2010, dt:04-01-2011

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The draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 was issued in Government Memo No.13358/H1/2010-2, Municipal Administration & Urban Development Department dt:08-10-2010 and published in the Extraordinary issued of A.P. Gazette No.564, Part-I, dated 12-10-2010. No objections and suggestions have been received from the Public within the stipulated period. The Commissioner, Nalgonda Municipality in his letter dt:09-11-2010 has informed that the organization has paid and amount of Rs.45,131/- (Rupees forty five thousand one hundred and thirty one only) towards development/ conversion charges as per G.O.Ms.No.158, MA., dt:22-03-1996. Hence the draft variation are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Hyderabad.
The Municipal Commissioner, Nalgonda Municipality, Nalgonda District.

Copy to:

The individual through the Municipal Commissioner, Nalgonda Municipality, Nalgonda District.
The District Collector, Nalgonda District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nalgonda Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.564, Part-I, dated 12-10-2010. as required by clause (b) of the said section.

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VARIATION

The site in Sy.No.1 & part of open land bearing No.6-3-1394 of Ramagiri, Nalgonda to an extent of 6270.97 Sq.Mtrs., (7500 Sq.Yards), the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 is designated for Commercial use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.04/2010/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

- 1.That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
- 2.That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- 3.The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 4.The change of land use shall not be used as the proof of any title of the land.
- 5.The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 6.The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
- 7.The applicant shall pay betterment charges as per the rules in force at the time of building permission.
- 8.The applicant shall pay 14% of open space charges towards site approval.
- 9.The applicant shall handover the site affected portion to an extent of 37.17 Sq.Mtrs., (3.05 X 12.19 Mtrs.) to the Nalgonda Municipality free of cost through Registered gift deed, due to widening of existing 60 feet wide road to 80 feet wide as per Master Plan.
10. The applicant shall not develop the land prior to the permission released by the Municipal Commissioner, Nalgonda Municipality.
11. The applicant shall obtain prior approval from the competent authority for any development in the proposed site under reference.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

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| North | : | House No.6-3-512/A/1 belonging to Anjaneyulu and Sharada High School and 20 feet wide road. |
| East | : | House No.6-3-1394 belonging to Pulijala Ram Mohan Rao, H.No.6-3-1395 belonging to Pulijala Shyam Mohan Rao and existing 60 feet wide Ramagiri to Panagal Road. |
| South | : | Residential houses and 20 feet wide road, house of Y.Rajaiah and Sona Bakery (House bearing No.6-3-303(new) and 6-3-304 (new), 6-3-299) |
| West | : | House belonging to A.Muralidhar Rao and open land belonging to M.Ravindar Rao (House bearing No.6-3-420, 6-3-417) |

T.S.APPA RAO
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SECTION OFFICER